

MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
June 10, 2014
The Spratt Building – 215 Main Street
4:30 PM

Present: Chairman Louis Roman, Chip Heemsoth, Carolyn Blair, Melissa White, Dan Dodd,
Planning Director Joe Cronin

Absent: None

Guests: Chip Smith, Robert Hess, Calvin Elston

Chairman Roman called the meeting to order at 4:30 pm.

APPROVAL OF MINUTES

Mr. Couchenour made a motion to approve the minutes from the May 23, 2014, meeting as presented, with a second by Ms. Blair. The minutes were approved by a vote of 6-0.

NEW BUSINESS

1. **Request for Certificate of Appropriateness: 110 Main Street:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to construct a 620 square foot conference room addition to the Academy Street side of the of 100 Main Street (Process Properties LLC). Chairman Roman questioned the type of materials to be used. Mr. Robert Hess said that the addition would be constructed of brick, and the type and color would be selected to match the existing brick as closely as possible. Mr. Dodd asked about the roofline. Mr. Hess stated that the addition would include a parapet to screen mechanical equipment from the right-of-way. Mr. Couchenour asked whether the metal Gamecock logo would be removed from the Academy Street side of the building. Mr. Chip Smith stated that the logo was not going to be moved. Mr. Couchenour stated that he didn't think the logo was appropriate for the bottom of Main Street. Ms. Blair made a motion to approve the request to construct the addition, provided the materials match the existing brick as closely as possible, and the mechanical equipment is screened from public rights-of-way to the maximum extent possible. Mr. Heemsoth seconded the motion. There being no further discussion, Chairman Roman Called for a vote. The motion was approved by a vote of 5-1, with Mr. Couchenour opposed.
2. **Request for Certificate of Appropriateness: 235 Main Street:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to change the paint color and signage on the front of 235 Main Street. The proposed paint color for the façade would be red to match the existing Pucker Butt Pepper Co. façade on the neighboring building. The door would be changed from red to black. The applicant also proposed to

remove the existing “GUNS” sign from the front of the building and place a new Pucker Butt Pepper Co. sign to the right of the door. Ms. Blair stated that she would like to see the window trim painted white instead of red. Ms. Blair made a motion to approve the request to change the paint colors and signage, contingent upon the window trim being painted white instead of red. Mr. Couchenour seconded the motion. There being no further discussion, Chairman Roman Called for a vote. The motion was approved by a vote of 6-0.

ITEMS FOR INFORMATION / DISCUSSION

1. Discussion of Rehabilitation Guidelines for 119 Banks Street (Mack-Belk House):

Planning Director Cronin introduced Mr. Calvin Elston, who was under contract to purchase the historic Mack-Belk House at 119 Banks Street. As part of its mission, the Board is intended to serve as a resource for the community on matters related to historic rehabilitation. Mr. Elston shared with the Board some of the things he would like to do with the property after closing on the purchase, including the possible addition of a garage, minor repairs to the main structure, and landscaping modifications. The Board answered each of Mr. Elston’s questions, and provided feedback on allowable changes, materials and processes. Chairman Roman thanked Mr. Elston for attending the meeting, and for investing in one of Fort Mill’s historic homes.

There being no further business, the meeting was adjourned at 5:32 pm.

Respectfully submitted,

Joe Cronin
Planning Director